

## **Narrative for proposed Mallard Bay Single Family Development**

The following is a written narrative for the proposed single family development to be constructed on KC Parcel 162406-9007:

**Property description:** The property consists of a single tax lot with no current improvements, with a total of 13.2 acres of property lying at the Southeast corner of East Lake Sammamish Parkway and SE 43<sup>rd</sup> street in Issaquah. The topography starts out as a low-lying, level wetland, increasing in elevation as it extends to the East, with several areas of steep slope along the North side. Heavy deciduous vegetation is present in the lower wetland and buffer, while second growth deciduous and coniferous trees are present in the upper portion of the site (within the area of proposed development). There are approximately 6.5 acres of potential development, outside of critical area boundaries. King County owned park property borders the South, a sewage lift station borders the East, SE 43<sup>rd</sup> borders the North and East Lake Sammamish Parkway borders the West.

**Property History:** This property was originally a single family home site. The original residence was demolished several years ago. A commercial site development application was previously processed by the City of Issaquah for approximately 290 multifamily residential units to be constructed in 5 separate buildings with structure parking. This application expired due to developer default.

**Site Analysis:** The site contains several critical areas, including a Category 3 wetland, a year round stream that enters the lower portion of the site through an existing culvert under NE 43<sup>rd</sup>, discharging into the wetland. There are several minor areas of steep slope within the parcel boundary that will be identified by final survey. Site is heavily forested with second and third growth evergreen and deciduous trees.

**Proposed development:** Our application proposes to develop this parcel as a single family detached subdivision with approximately 34 lots. Units will be set back from SE 43<sup>rd</sup> Way and a substantial forested open space will be provided to buffer homes from the main arterial. Home designs will utilize topographical features and include both daylight basement and uphill floorplans. There will be a substantial tree canopy separating the area of development from the adjacent roadways (due to the presence of wetlands and steep slope buffers) to provide privacy and buffer. The proposed development represents a significant reduction in the site unit density permitted under the current zoning standards, which will result in significantly reduced environmental impacts from overall development.

**Proposed Design features applicable to City Standards:** All homes will be detached single family dwellings and include covered parking for 2 vehicles minimum. An additional 2 driveway parking places will also be provided for each home. Designs will include high quality exterior finishes with four-sided architectural details with contemporary facades and shed roof details. A front yard transition zone with substantial covered entry porch will be provided to encourage pedestrian interaction. Garage fronts will

be de-emphasized by recessing the face of the garage doors behind the front facade of the home, or by extending second story living space over the top of the garage doors. Rear patios will include covered outdoor living spaces for year-round enjoyment. All Homes will be constructed to "Living Wise" healthy home standards that include upgraded indoor air quality through innovative design specifications.

**Deviations from City standards:** Several deviations to City standards will be requested for overall project feasibility. A Request for Code Interpretation has been submitted to the Development services director for two items related to the proposed development:

- 1) Building setbacks: because the property is zoned MF-H, we have requested application of building setbacks apply to the overall site, rather than individual lots.
- 2) Impervious surfaces: because the property is zoned MF-H, we have requested lot coverage to be based on the entire property, not on a lot by lot basis.

Several other unique features of the proposed design include:

- Reduced side yard setbacks to 4ft minimum each side.
- Reduced front yard setbacks to 10ft with a minimum 18ft driveway length for each lot.
- Reduced residential street R-O-W width of 45ft to include sidewalks and planter strips
- Average lot widths of 40' and 46' with minimum lot sizes of 3000sf and 3680sf
- 15% road grades (maximum) for certain portions due to site constraints.